

135.0

0002

0014.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,225,200 / 1,225,200

USE VALUE: 1,225,200 / 1,225,200

ASSESSED: 1,225,200 / 1,225,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		SPRING ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: O'HALLORAN JAMES P	
Owner 2:	
Owner 3:	

Street 1: 105 SPRING ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 13,613 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Wood Shingle Exterior and 3829 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13613		Sq. Ft.	Site		0	80.	0.67	9			View	10					728,985						729,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	13613.000	496,200		729,000	1,225,200		86980
							GIS Ref
							GIS Ref
							Insp Date
							09/30/17

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																							
Type: 6	- Colonial			Full Bath: 3	Rating: Average																														
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:																														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																														
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																														
Frame: 1	- Wood			1/2 Bath: 1	Rating:																														
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:																														
Sec Wall: 1	%			OthrFix: 1	Rating: Fair																														
Roof Struct: 1	- Gable			OTHER FEATURES																															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1			# Units: 1																							
Color: WHITE				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O															
View / Desir:				Fpl: 3	Rating: Average			Other																											
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																											
Grade: B-	- Good (-)			Lvl 2																															
Year Blt: 1949	Eff Yr Blt:			Lvl 1																															
Alt LUC:	Alt %:			Lower																															
Jurisdct:	Fact: .			Totals	RMS: 11	BRs: 4	Baths: 3	HB																											
Const Mod:				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																							
Lump Sum Adj:				Location:				Exterior:	No Unit	RMS	BRs	FL																							
INTERIOR INFORMATION				Total Units:				Interior:	1	11	4																								
Avg Ht/FL: STD				Floor:				Additions:																											
Prim Int Wall: 1	- Drywall			% Own:				Kitchen:																											
Sec Int Wall: 1	%			Name:				Baths:																											
Partition: T	- Typical			DEPRECIATION				Plumbing:																											
Prim Floors: 3	- Hardwood			Phys Cond: AV	- Average			Electric:																											
Sec Floors: 1	%			Functional: 31	%			Heating:																											
Bsmnt Flr: 12	- Concrete			Economic: 31	%			General: 31	%			Totals																							
Subfloor:				Special: 31	%							1	11	4																					
Bsmnt Gar:				Override: 31	%							CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
Electric: 3	- Typical											Basic \$ / SQ: 125.00	Rate			Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
Insulation: 2	- Typical											Size Adj.: 1.00923955								SFL	Second Floor	1,625	126.140	204,961	BMT	100	RRM	75	A						
Int vs Ext: S												Const Adj.: 0.99989998								FFL	First Floor	1,298	126.140	163,733	SFL	98									
Heat Fuel: 2	- Gas											Adj \$ / SQ: 126.142								BMT	Basement	1,208	56.290	68,000	GAR	484	20.160	9,759							
Heat Type: 3	- Forced H/W											Other Features: 126300								UAT	Upper Attic	266	50.460	13,422	UAT	266	50.460	13,422							
# Heat Sys: 1												Grade Factor: 1.21								WDK	Deck	224	10.460	2,344	WDK	224	10.460	2,344							
% Heated: 100												NBHD Inf: 1.00000000								OSP	Screen Porch	140	31.110	4,356	OSP	140	31.110	4,356							
Solar HW: NO												NBHD Mod: 1.00								EFP	Enclos Porch	20	72.590	1,452	EFP	20	72.590	1,452							
% Com Wall												LUC Factor: 1.00								Net Sketched Area: 5,265				Total: 468,027											
												Adj Total: 719133								Size Ad	2922.8399	Gross Are	6096	FinArea	3829										
												Depreciation: 222931								Juris. Factor:		Before Depr:	152.63												
												Deprecated Total: 496202								Special Features: 0		Val/Su Net:	94.25												
																				Final Total: 496200		Val/Su SzAd:	169.77												
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:															
SPEC FEATURES/YARD ITEMS																PARCEL ID 135.0-0002-0014.A																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																	
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101																							
More: N				Total Yard Items:				Total Special Features:				Total:																							